

Name of Committee: Override Study Committee – Capital SubCommittee

Meeting Date: December 5, 2013 (Meeting #4) Time: 7:30 a.m. – 9:45 a.m.

Meeting Location: Town Hall, Room 111

Members Present:

X	Carol Levin	X	Lisa Serafin Sheehan
X	Sergio Modigliani	X	Timothy Sullivan

Staff Present: Peter Rowe and Sean Cronin

Others Present and Participating: Cliff Brown, Helen Charlupski, Susan Wolf-Ditkoff, Alan Morse

Deputy Superintendent Peter Rowe's introduction: The Town has completed three engagements with HMFH to complete concept studies for Devotion and BHS, and assist B-SPACE. Purpose of today is to summarize HMFH's work to date and answer clarifying questions.

Pip Lewis: HMFH is a 40-person firm in Cambridge that has been designing public schools for over 40 years

1. Original Devotion Concept study envisioned 840 students, now it has been expanded to 1,010 students. Now we are just starting the Devotion Feasibility Study. The Concept study did not pick an option yet, that will happen in the next phase, but two high potential options were identified in the Concept study (E1 and F).

Sergio: please explain the \$275 per square foot reimbursement.

Pip: MSBA has been in existence for 5 years, and since 2008, construction costs have been flat so they have been using a reimbursement cost of \$275.

However it is HMFH's judgment that the total is closer to \$390 because every single school submitted to the MSBA this year was estimating

\$350-400 because the economy has been picking up. Extensive discussions of the \$275 cap not reflecting a Western Mass not Brookline cost. As a policy have not changed their amount. May revisit this reimbursement rate at their July board meeting but there is no indication of that.

What was the cost per square foot assumed in the Devotion concept study?

Roughly \$350 per square foot. Currently the 40% cap would only include 40% of \$275 reimbursement.

Sergio: Do the Schools know the date is 2018, what if it slips by a year?

Peter: Our lives will be more miserable. We will have a lot more information in 5 years and it depends on the use of Old Lincoln School and modulars

Pip: We assume this will be done as a CM at risk but it could be done design-bid-build

Tim asked how does reimbursement rate work? Pip explained bonus points available Sean will provide the math behind the assumptions behind the reimbursement rates of the

2. B-SPACE report

We looked at all K-8s except Runkle and Devotion. Assume we need to add 605 seats or 26 classrooms.

First request was to try to add as many classrooms at each school (not including Runkle and Devotion) as possible. Found we couldn't expand at Pierce given it is landlocked nor Lincoln given rooflines and siting. So then, if we added to remaining 4 schools, we would add roughly 4-5 classrooms at each school (Baker +4, Driscoll +5, Heath +5, and Lawrence +4). That was the "4+HS" option. That said, Baker is not well located and would lead to permanently undesirable redistricting, pushing schools to the edge of their boundary. That left us with Driscoll +9, Heath +9, and Lawrence +8 as the "3+HS" recommendation. We also looked at common spaces (cafeteria, art, libraries, etc.) It is easier to absorb children in existing common spaces if you are just adding 4-5 classrooms per building, but you will be overcrowded in common spaces if you're adding closer to 9 classrooms to a building. Then you would need renovation and expansion of common spaces.

We also looked at a 7-12 and a 9th elementary school but no suitable sites were available in the north part of the city where the children are.

B-SPACE voted a variation of 3+HS recommendation. They recommended expanding the Devotion renovation, expanding and renovating Driscoll, and adding 4 modulars to Lawrence.

Sergio: what is the cost?

Pip: see B-SPACE appendix page 6-1, which needs to be updated. Construction costs calculated at \$301, which averages renovation and new construction. Again, currently only \$275 is reimbursable by MSBA.

Carol: I am concerned that/ the ability to get MSBA reimbursement was a primary knock-out criteria. That should be a cost to be factored in, not an initial threshold.

Pip: I am not aware of any options that were taken off the table solely because they were not MSBA reimbursable, and would have been cost competitive or highly attractive for other reasons. Things were taken off the table for many practical reasons.

Sergio: it is clear that opportunity to build a new K-8 presents significant benefits for educators where the size of the school population stays in the 500-600 range.

Susan: Yes, we all wanted one new K-8 as our first choice (School Committee, Superintendent, B-SPACE), and B-SPACE spent the majority of its time investigating that option.

Peter: We have experience running schools well at the 700-800 level

Lisa: Why was OLS taken off the table? How many students would it have held?

Pip: Existing school holds roughly 500 students; we were thinking about a substantial addition. To get it to 700 students, we were envisioning placing an addition on the rock outcropping to the right of the school and possibly purchasing the U-Haul site as a drop off given the traffic on Boylston St. This would require blasting through rock. Accessing playspace might require things like building a pedestrian bridge over Route 9.

Lisa: How far did you look at the practicalities like parking and traffic?

Pip: This was a conceptual beginning study. a lot more study needs to be done. We didn't have a traffic consultant. (Same as the Devotion concept study--we have one now in Feasibility and Schematic designs)

3. Brookline High School

The current HS population is just under 1800 students in 2014, and it will expand to about 2500 students by 2022. The MGT study showed 2438 capacity.

HMFH then used the MGT methodology (75% capacity) but found revised capacity of 1857 and 2105 at a higher 85% utilization rate. The HMFH numbers look at how it currently uses its classrooms. The MGT study assumed many programs in the schools leave (special programs like OFC, BEEP, adult ed). HMFH assumes you can move many things like the art gallery, alumni room, MLK room, the OFC program @ 5 classrooms, 4 BEEP classrooms, 3 adult ed spaces, copy center, study hall, etc.

Tim: If you take all of those reclaimed spaces do you get closer to the capacity you need? What about SWS?

Pip: the SWS space is used differently, 4-5 classrooms

Peter: we need to revisit SWS--refactor the space into the discussion.

Remember if you move things out of the HS, you need to move them somewhere else, and we currently rent substantial space for BEEP.

Pip: with respect to timing, you are already behind schedule to get an MSBA funded HS project in time to accommodate the population currently in the K-8 buildings. Here is a schedule that assumes you are moving to submit a HS statement of interest this spring, which looks like that may not be the current intent, and even so, this schedule is already very aggressive.

Sergio: should we look at air rights over the railroad tracks?

HMFH: No, given permitting issues and time

Sergio: need to reconsider the use of lab space.

Sergio: MGT was engaged to do a facilities master plan in 2008-09 but the HS portion was not updated in 2010-11. Their engagement with the school community was not particularly deep. It seems that HMFH has laid out the policy options.

Sergio: what is your experience working on projects requiring a preservation piece to be done as part of a school. Advantage of a CPA is a match. Are the premiums associated with doing preservations offset or more than offset by the state match?

George M: if you bring additional funds into the project MSBA will take it off the top, and not reimburse on that as part of the base. Need to investigate reimbursement factors further.